



Middlehill, The Gibb, Wiltshire, SN14 7LJ

Impressive family house
4 bedrooms
Large open plan kitchen/dining/family room
2 reception rooms
Bathroom and 2 en-suites
Secluded private garden
Gated off-street parking
Garage store/gym



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £775,000

Approximately 2,159 sq.ft excluding garage store

‘Situated within this rural hamlet located for easy commuting to Bristol and Bath, an impressive 4 bedroom family home with light and spacious accommodation’



The Property

Middlehill is an impressive family-sized house situated within The Gibb, a small hamlet located near to Castle Combe with excellent road connections for the commuter with the centres of Bath and Bristol both accessible in 30 minutes. Formerly a bungalow, the current owners have thoroughly redeveloped the property over the last 5 years to create a substantial, light-filled house offering accommodation of over 2,100 sq.ft.

The ground floor opens through a stylish glazed porch into the entrance hall with a glass finished oak staircase ascending to the first floor. There are two large reception rooms both with bay-windows. The living of which is dual-aspect complete with a fireplace at the focal point. At the rear of the property is a superb open plan kitchen, dining and family room. The kitchen is well-fitted complete with an integrated dishwasher and fridge. To the side, a utility room has both front and rear access. There is a bedroom with an en-suite on the ground floor

while upstairs on the first floor there are three further bedrooms. The principal bedroom is accompanied with an en-suite and a fully fitted dressing room. The family bathroom is fitted with a shower and free-standing bath, finished in contemporary Moroccan plaster. Both of the en-suites and the family room benefit from underfloor heating while the house is equipped with a Smart Home system. To the side of the house, there is a versatile garage store which is currently utilised as a gym.

The property is positioned behind a timber five-bar gate opening to a large parking bay for numerous vehicles. The rear garden is secluded with a great degree of privacy screened by hedging. The garden is landscaped with lawn and a large composite decking adjoining the back of the house.

Situation

The property is located at The Gibb, a small hamlet situated south of the M4 between the villages of Castle Combe and Burton on the

outskirts of the village of Littleton Drew. There are good pubs nearby at The Gibb, Acton Turville, Grittleton, Burton and Castle Combe with primary school, shop and doctors surgery at Yatton Keynell. The market town of Chippenham is about 15 minutes by car or public transport, and provides a wide range of shops and services together with a choice of secondary schools. Accessible private schools include Stonar, Rose Hill, Westonbirt and St Mary's, Calne. Bath, Bristol and Chippenham also offer a good choice of schools at all levels. Country walks are close by. Chippenham 7.5 miles (London Paddington from 75 minutes), Corsham 8 miles, Bradford on Avon 13 miles, Bath 13.5 miles (All distances and times are approximate)

Additional Information

The property is Freehold with oil-fired heating, private drainage, mains electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage. Information taken from the

Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

Directions

From Junction 18 of the M4, head north onto the A46 and turn immediately right onto a B road signed for Acton Turville and Tormarton. Head for about 3 miles to Acton Turville and turn right at the crossroads signed for Burton and Chippenham onto the B4039. Cross over the M4, pass through the village of Burton and continue for 1 mile and enter The Gibb. After the junction, climb the small hill and locate the cottage on the left.

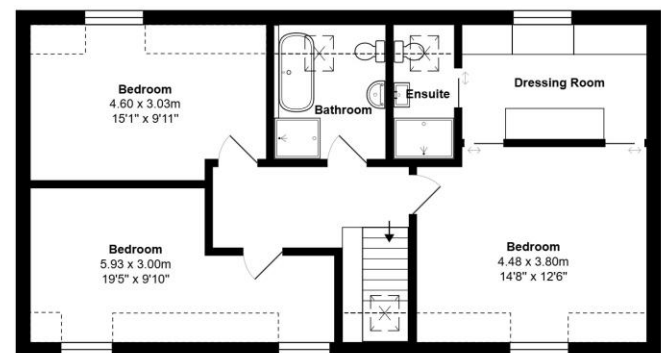
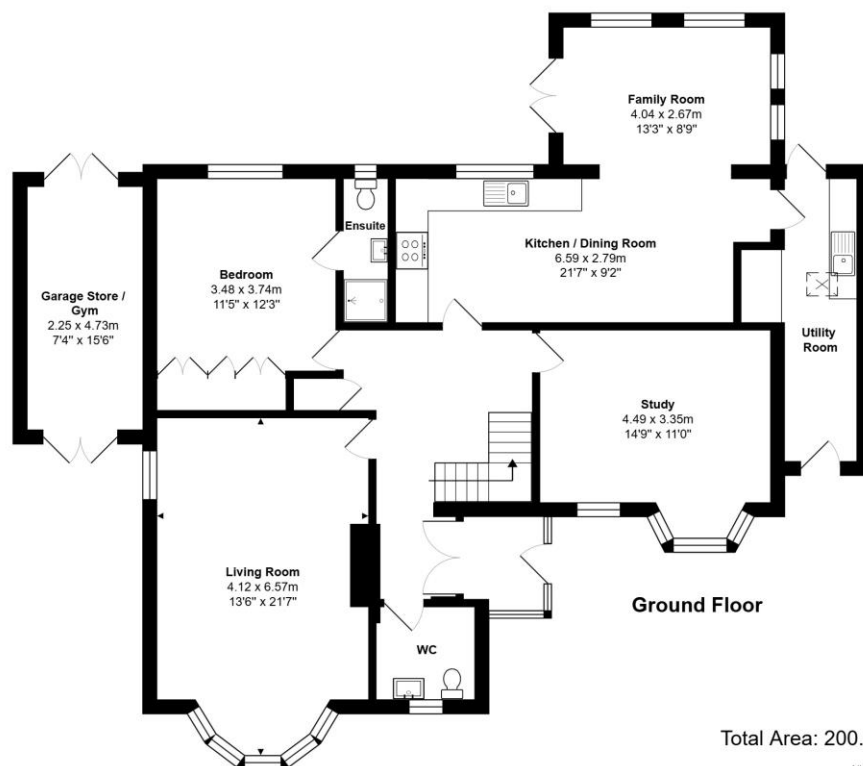
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What3words: ///scooped.dreading.fits





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(32 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



First Floor



Total Area: 200.6 m² ... 2159 ft² (excluding garage store / gym)

All measurements are approximate and for display purposes only

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